

EVERGREEN SMART GROWTH STRATEGY
Proposed Community Amenities with Estimated Costs
DRAFT
08-11-04

Item	Community Amenities	Site Identified?	Additional Land Costs? ¹	Estimated Construction Cost Range			Funded?	Estimated Total Cost Range for Construction and Land	
A	Sports complex for Little League - Assume 5 ballfields & 2 Soccer fields (approx. 12 AC)	Yes	\$20,908,800	\$5,000,000	to	\$7,000,000	No	\$25,908,800	to \$27,908,800
B	Lake Cunningham Regional Skate Park	Yes	No	\$750,000	to	\$1,000,000	Yes	\$750,000	\$1,000,000
C	Planned park needs identified in Greenprint for Evergreen (Total)			\$13,005,000	to	\$17,800,000	No	\$18,232,200	to \$23,027,200
C1	Upper Silver Creek Trail (part of Item E below)	Yes	No				No		
C2	Park with Tennis Courts (Fowler Creek and other location TBD)	Partial	No				No		
C3	Lake Cunningham (enhance park and park access)	Yes	No	\$1,275,000		\$1,700,000	No	\$1,275,000	\$1,700,000
C4	Upgrade School Sites (recreational enhancements for seven elementary schools)	Partial	No	\$2,885,000		\$3,850,000	No	\$2,885,000	\$3,850,000
C5	Community Garden at Evergreen Community Center	Yes	No	\$100,000		\$300,000	No	\$100,000	\$300,000
C6	Third New Classroom at Evergreen Community Center	Yes	No	\$600,000		\$800,000	No	\$600,000	\$800,000
C7	Sports Facilities (renovate facilities at various schools and parks) [Mt. Pleasant funded for \$400k]	Yes	No	\$2,810,000		\$3,750,000	No	\$2,810,000	\$3,750,000
C8	Neighborhood Park Improvements (4 parks)	Yes	No	\$3,210,000		\$4,550,000	No	\$3,210,000	\$4,550,000
C9	New Park in Aborn Road Neighborhood	No	\$5,227,200	\$1,875,000		\$2,500,000	No	\$7,102,200	\$7,727,200
C10	Build-out Groesbeck Park	Yes	No	\$250,000		\$350,000	No	\$250,000	\$350,000
D	Fowler Creek Park Master Plan - Phase II & III (Phase I funded for \$5.1 million)	Yes	No	\$5,000,000	to	\$9,000,000	No	\$5,000,000	\$9,000,000
E	Open Space along foothills & trail connections	Yes	No	\$4,500,000	to	\$6,000,000	No	\$4,500,000	\$6,000,000
F	Recreational ice skating rink (one ice sheet) ³	No	\$2,000,000	\$3,750,000	to	\$5,000,000	No	\$5,750,000	\$7,000,000
G	Neighborhood skate park (two facilities)	4 possible sites	No	\$1,500,000	to	\$2,000,000	No	\$1,500,000	\$2,000,000
H	New Library in Evergreen - Additional 11K SF needed for the Project - Phase II (approx. 2 AC) [Phase I funded for \$6.5 million]	Yes	\$3,484,800	\$5,250,000	to	\$7,000,000	No	\$8,734,800	\$10,484,800
I	Youth Center includes a gym - 20,000 SF (Approx. 1 AC)	Yes	\$1,742,400	\$7,500,000	to	\$10,000,000	No	\$9,242,400	\$11,742,400
J	Yerba Buena Road/San Felipe Road Improvement (Montgomery Park Improvements)	Yes	No	\$500,000	to	\$1,000,000	Yes	\$500,000	\$1,000,000

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West Evergreen SNI								
K	Community Center and gym on Arcadia - 20,000 SF (approx. 1 AC)	Yes	No ²	\$7,500,000	to	\$10,000,000	No	\$7,500,000 \$10,000,000
L	Sports complex - baseball diamonds & soccer fields on Arcadia (approx. 12 AC)	Yes	\$20,908,800	\$5,000,000	to	\$6,500,000	No	\$25,908,800 \$27,408,800
M	Improve Lower Silver Creek Channel along Barberry Lane between King and Meadowfair Park	Yes	No	No cost estimate available; requires Feasibility Study		No	No cost estimate available; requires Feasibility Study	
TOTAL			\$54,272,000	\$59,255,000	to	\$82,300,000		\$113,527,000 \$136,572,000

NOTES: All costs are preliminary; subject to change pending environmental clearance, final design & inflation.

¹ Based on raw land value (2001) per the PDO (70% of land value, determined by Multiple Listing Zone; \$30 per SF used for this exercise)

² Assumed that Items I and K can be combined on 1 acre

³ Community Facilities District cannot fund any facilities that are run by non-government agencies